The Building (Local Authority Charges) Regulations 2010

SYNOPSIS BOX
To update Committee on Government proposals to amend the way a local authority Building Control service can make charges for its services.

1. Relevant Background Details
The Building (Local Authority Charges) Regulations 2010) came into force on 1st April 2010 and must be implemented by 1st October 2010.
Charges made under the previous 1998 Regulations are then revoked.
They only apply to the Building Regulations Chargeable Activities of the Building Control Service.

2. Report
2.1 For some years Corby, like most other LA Building Control units, has used a Charging Scheme based upon a model originally put forward by Government in 1998. Although this has served well for some time, increasing competition from private sector Building Control Bodies (Approved Inspectors) means it is no longer fit for purpose.
2.2 The new Charges Regulations aim to address several issues:
- to enable a Building Control Service to fully recover its costs in respect of the part of the service known as the Building Regulations Chargeable activities, by setting fees directly related to actual operating costs.
- to make the way fees are calculated more transparent to customers
- to give Building Control Services more flexibility in how they operate their charges, thus allowing them to better combat private sector competition.
- to provide the opportunity for modern day working procedures to be taken into account when determining fees
2.3 The other two broad parts of the Service (referred to as Building Regulation Non Chargeable and Other activities), where legislation does not allow charges to be made, remain funded by the Council through the General Fund.
2.4 For the first time, the regulations require the calculation and use of a Productive Hourly Rate (PHR) which is calculated taking into account the operating costs of the service. The PHR is then used to either arrive at a no. of published Fixed Charges, which are generally applicable to domestic work, or to calculate Individual Charges (quotations) which are generally applicable to larger, complex non domestic work.
2.5 The methodology used to arrive at a PHR is laid down in CIPFA Accounting Guidance to ensure consistency amongst Councils and to ensure adherence to Best Value principles.
2.6 The Council must publicise the fact they have a Charging Scheme and make it available for inspection upon request.

2.7 The old scheme was structured in such a way that there was a degree of cross subsidisation between the different categories of work. The new charges will address this and thereby ensure customers are no longer incorrectly penalised by disproportionate charges.

3. Options to be considered (if any)

The new regulations fall under Statutory Instrument 2010: No 404 and LA’s in England and Wales are required to have them implemented no later than 1st October 2010.

4. Issues to be taken into account:-

Financial

One of the stated aims of the regulations is to achieve full cost recovery in relation to the Building Regulation Chargeable activities. However, inevitable variation over time in the level of general building activity and fluctuating demands on the service, will likely give rise to significant variances between expected and actual income in any given financial year. Therefore, suggested good practice, by CLG/CIPFA, is that there be a rolling period for achieving break-even of between three and five years. At the end of each financial year the Council is obliged to prepare and publish a Financial Statement, signed off by the Council’s section 151 officer.

Legal

The new regulations fall under Statutory Instrument 2010: No 404 and LA’s in England and Wales are required to have them implemented no later than 1st October 2010. The Council is not empowered to use surplus income to fund other LA services.

Best Value

When implemented the new charges and the published scheme will:

- provide an explicit and transparent means by which customers will be able to better understand how the charges are derived and what services they can expect to receive in exchange
- provide an opportunity for any surplus income to be re invested into the service to bring about improved customer service delivery (see Legal)

Community Safety

The Building Regulations are concerned with the health, safety, welfare and convenience of building users. Establishing a fair and transparent charging scheme which ensures users only pay for the true cost of the service will contribute towards achieving a high a level of community safety.

5. Conclusion

Charges for some categories of work, compared to those previous, will change significantly in order to re align with what are the real costs of operating the service. The greater flexibility offered by the new regulations is expected to help Local Authorities better compete against the private sector in terms of price. The remaining activities carried out by the Building Control service will remain unaffected and continue to be funded by the Council.
6. Recommendation

i) That the committee approve the adoption of *The Building (Local Authority Charges 2010) Regulations* effective from 1st October 2010.

Background Papers
The Building (Local Authority Charges) Regulations 2010

External Consultations
Other local authority Building Control sections

List of Appendices
Scheme of Charges Document

Officer to Contact
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Corby Borough Council

Building Control Charges Scheme

Effective from 1 October 2010

These charges are produced in accordance with Regulation 3 of The Building (Local Authority Charges) Regulations 2010 (SI2010/404 (the 2010 Regulations). The previous charges issued in Jan 2010 are revoked.
SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES AND ASSOCIATED MATTERS

Building Act 1984
Pursuant to and incorporating the terms of
THE BUILDING [LOCAL AUTHORITY CHARGES] REGULATIONS 2010

Issued: 4th August 2010
Implementation date: 1st October 2010

1.0 DEFINITIONS

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

‘building’ means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

‘building notice’ means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2000 (as amended).

‘building work’ means
(a) the erection or extension of a building;
(b) the provision or extension of a controlled service or fitting in or in connection with a building;
(c) the material alteration of a building, or a controlled service or fitting;
(d) work required by building regulation 6 (requirements relating to material change of use);
(e) the insertion of insulating material into the cavity wall of a building;
(f) work involving the underpinning of a building;
(g) work required by building regulation 4A (requirements relating to thermal elements);
(h) work required by building regulation 4B (requirements relating to a change of energy status);
(i) work required by building regulation 17D (consequential improvements to energy performance);

‘chargeable function’ means a function relating to the following –

(a) the passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended).
(b) the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2000 (as amended) and with section 16 of the Building Act 1984 (as amended)
(c) the consideration of a building notice which has been given to the council in accordance with the Building Regulations 2000 (as amended)
(d) the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
(e) the consideration of a regularisation application submitted to the council under regulation 21 of the Building Regulations 2000 (as amended).
‘cost’ does not include any professional fees paid to an architect, quantity surveyor or any other person.

‘dwelling’ includes a dwelling-house and a flat.

‘dwelling-house’ does not include a flat or a building containing a flat.

‘flat’ means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

‘floor area of a building or extension’ is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

‘relevant person’ means:
(a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
(b) in relation to a regularisation charge, the owner of the building; and
(c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’
2.0 PRINCIPLES OF THIS SCHEME

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- **A Plan Charge**, payable when plans of the building work are deposited with the Local Authority.

- **An Inspection Charge**, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.

- **A Building Notice Charge**, payable when the *Building Notice* is given to the authority.

- **A Regularisation Charge**, payable at the time of the application to the authority in accordance with Regulation 21 of the Building Regulations.

- **A Reversion Charge**, payable for building work in relation to a building: -
  1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
  2. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.

- **Chargeable advice** LAs can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (i.e. before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.

- The above charges are payable by the relevant person (see above for definition).

- Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by instalments of such amounts payable on such dates as may be specified by the authority. If the applicant and an authority are agreeable, an inspection charge can be fully or partly paid up front with the plans charge.

- The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers’ average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:
1. The existing use of a building, or the proposed use of the building after completion of the building work;

2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;

3. The floor area of the building or extension;

4. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;

5. The estimated duration of the building work and the anticipated number of inspections to be carried out;

6. The estimated cost of the building work;

7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self certification schemes);

8. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);

9. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;

10. Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority;

11. Whether chargeable advice has been given which is likely to result in less time being taken by a local authority to perform that function;

12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

3.0 PRINCIPLES OF THE SCHEME IN RESPECT OF THE ERECTION OF DOMESTIC BUILDINGS, GARAGES, CARPORTS AND EXTENSIONS

- Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.

- Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.
4.0 EXEMPTION FROM CHARGES

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely -

(a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or

(b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of -

(a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or

(b) the provision of extension of a room which is or will be used solely -

(i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or

(ii) for the storage of medical equipment for the use of the disabled person, or

(iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely -

(a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or

(b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: ‘disabled person’ means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.
5.0 INFORMATION REQUIRED TO DETERMINE CHARGES

If the authority requires additional information to enable it to determine the correct charge the authority can request the information under the provisions of regulation 9 of The Building (Local Authority Charges) Regulation 2010.

The standard information required for all applications is detailed on the authority’s Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to:

- The floor area of the building or extension.
- The estimated duration of the building work and the anticipated number of inspections to be carried out.
- The use of competent persons or Robust Details Ltd.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the ‘estimate’ is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

6.0 ESTABLISHING THE CHARGE

The authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the following tables. In the tables below any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If the authority considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers’ time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.
Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

The building regulation charges for the following types of building work will be individually determined and the authority will state which factors in regulation 7(5) of the charges regulations it has taken into account in establishing a standard or individually determined charge.

Individually determined charges will be made for the following types of work:

- A Reversion Charge
- Building work is in relation to more than one building
- Building work consisting of alterations to any use of building where the estimated cost exceeds £100,000
- Any other work when the estimated cost of work exceeds £100,000
- The work consists of a non-domestic extension or new build and the floor area exceeds 100m²
- The work consists of the erection or conversion of 6 or more dwellings
- Where more than one standard charge applies to the building work and, with the agreement of the relevant person, the authority will establish the charge by individually determining the charge.
- Where work does not fall within any of the standard charge categories.

7.0 OTHER MATTERS RELATING TO CALCULATION OF CHARGES

- In calculating these charges, refunds or supplementary charges, a prevailing officer hourly rate has been used (details available upon written request)
- Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.
- Charges are not payable for the first hour when calculating an advice charge
- The authority accepts payment by instalment in respect of all building work where the total charge exceeds £1000. The authority on request will specify the amounts payable and dates on which instalments are to be paid.

8.0 REDUCTIONS

The Authority shall make a reduction in either the Standard or Individually Determined Charges in the following instances:

- when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work.

- where in accordance with Regulation 7(5)(i) of the charges regulations one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other, a 20% reduction in the standard Full Plan, or Building Notice charge will be made.
• where, prior to submission of the application, it can be demonstrated to the Authority that a builder will be used who has been assessed/accredited to a high level of competence, a 15% reduction in the standard Full Plan or Building Notice charge will be made.

• Where, an architect or appropriately qualified draughtsperson is employed to act as agent, a 15% reduction in the standard Full Plan or Building Notice charge will be made.

9.0 REFUNDS AND SUPPLEMENTARY CHARGES

If the basis on which the charge has been set or determined changes, the Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

Supplementary Charges may be made where:

• where at any time the circumstances, set out under heading 5.0 above, in the view of the Authority alter substantially, thereby causing the Authority to spend substantially more time executing its Building Regulation function.

• A relevant person causes additional inspections to be carried out, needing closer supervision of the work than initially agreed between the authority and the relevant person.

• A relevant person causes additional inspections by suspending progress of the work and failing to notify the authority of this fact, thereby causing the Authority to spend substantially more time executing its Building Regulation function.

10.0 NON-PAYMENT OF A CHARGE

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or Building Notices given unless the Council has received the correct charge. In these instances, relevant timescales do not start until the agreed payment has been made. The Authority’s Debt Recovery Team will pursue any non-payment of a charge.

11.0 COMPLAINTS ABOUT CHARGES

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the council’s web site.

12.0 TRANSITIONAL PROVISIONS

The Council’s scheme for the recovery of charges dated 1st January 2010 continues to apply in relation to building work for which plans were first deposited, a building notice given, a reversion charge becoming payable, or a regularisation application is made, between 1st January 2010 and 1st October 2010.
13.0 STANDARD CHARGES

Standard charges includes works of drainage in connection with the erection or extension of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables that they are undertaking. If not, the work may incur supplementary charges.

If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority then a reduction to the standard charge will be made.

Plan and Inspection Charges
The plan charge and inspection charge are listed in the following tables.

Building Notice Charge
Where building work is of a relatively minor nature the Building Notice charge is the same as the total plan and inspection charge. In relation to more complex work the time to carry out the building regulation function is higher and the resultant additional costs of using the Building Notice procedure results in the higher charge as detailed in the following tables.

Reversion Charge
These charges will be individually determined

Regularisation Charge
The charge is listed in the following tables.
### Table A
### Standard Charges for New Dwellings

<table>
<thead>
<tr>
<th>Number of Dwellings</th>
<th>Full Plans Plan Charge (£)</th>
<th>Inspection Charge (£)</th>
<th>Building Notice Charge (£)</th>
<th>Regularisation Charge (£)</th>
<th>Extra &amp; Reduced Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>140.94</td>
<td>422.81</td>
<td>648.31</td>
<td>789.25</td>
<td>See Footnote Below</td>
</tr>
<tr>
<td>2</td>
<td>182.19</td>
<td>546.56</td>
<td>838.06</td>
<td>1020.25</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>233.75</td>
<td>701.25</td>
<td>1075.25</td>
<td>1309.00</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>278.44</td>
<td>835.31</td>
<td>1280.81</td>
<td>1559.25</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>316.25</td>
<td>948.75</td>
<td>1454.75</td>
<td>1771.00</td>
<td></td>
</tr>
<tr>
<td>6 or more</td>
<td>Please contact the Building Control manager for a quotation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Footnotes:**

1. **VAT**
   The above figures exclude VAT, which is charged at the prevailing rate.

2. **Building Notice Charge**
   The increased amount reflects additional Building Control time spent.

3. **Regularisation Charge**
   This is for retrospective approval of work which has already started/completed.
   (Note: In the event the work cannot be regularised, the fee is non refundable)

4. **Reduced charges (of 5%)**
   These may be given where it can be agreed with us, before the application is made, that:
   a). TBA
   b). TBA

5. **Extra charges (charged at prevailing Hourly Rate)**
   These may be made, and an invoice sent to the owner, where the Builder or Building owner:
   a). Causes additional inspections to be carried out through needing closer supervision.
   b). Causes additional inspections by suspending progress of the work & failing to notify us.
### Table B
Standard Charges for Domestic Extensions & Small Buildings

<table>
<thead>
<tr>
<th>Type of Work</th>
<th>Full Plans Plan Charge (£)</th>
<th>Full Plans Inspection Charge (£)</th>
<th>Building Notice Charge (£)</th>
<th>Regularisation Charge (£)</th>
<th>Extra &amp; Reduced Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension upto 10 m² floor area</td>
<td>89.38</td>
<td>268.13</td>
<td>411.13</td>
<td>500.50</td>
<td></td>
</tr>
<tr>
<td>Extension more than 10 m² but less than 40 m² floor area</td>
<td>96.25</td>
<td>288.75</td>
<td>442.75</td>
<td>539.00</td>
<td></td>
</tr>
<tr>
<td>Extension more than 40 m² but less than 100 m² floor area</td>
<td>134.06</td>
<td>402.19</td>
<td>616.69</td>
<td>750.75</td>
<td></td>
</tr>
<tr>
<td>Detached habitable buildings (containing sleeping facilities)</td>
<td>96.25</td>
<td>288.75</td>
<td>442.75</td>
<td>539.00</td>
<td></td>
</tr>
<tr>
<td>Detached buildings (containing NO sleeping facilities)</td>
<td>68.75</td>
<td>206.25</td>
<td>316.25</td>
<td>385.00</td>
<td></td>
</tr>
<tr>
<td>Attached Garage(s)</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Attached Garage(s) (not exempt from the regulations)</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Attached Carport(s) (not exempt from the regulations)</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Attached Carport(s) (not exempt from the regulations)</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
</tbody>
</table>

**Footnotes:**

1. **VAT**
The above figures exclude VAT, which is charged at the prevailing rate.

2. **Building Notice Charge**
The increased amount reflects additional Building Control time spent.

3. **Regularisation Charge**
This is for retrospective approval of work which has already started/completed.
(Note: In the event the work cannot be regularised, the fee is non refundable)

4. **Reduced charges (of 5%)**
These may be given where it can be agreed with us, before the application is made, that:
   a). TBA
   b). TBA

5. **Extra charges (charged at prevailing Hourly Rate)**
These may be made, and an invoice sent to the owner, where the Builder or Building owner:
   a). Causes additional inspections to be carried out through needing closer supervision.
   b). Causes additional inspections by suspending progress of the work & failing to notify us.
## Table C

### Standard Charges for Alterations to all Buildings

<table>
<thead>
<tr>
<th>Type of Work</th>
<th>Full Plans Plan Charge (£)</th>
<th>Full Plans Inspection Charge (£)</th>
<th>Building Notice Charge (£)</th>
<th>Regularisation Charge (£)</th>
<th>Extra &amp; Reduced Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loft Conversion</td>
<td>106.56</td>
<td>319.69</td>
<td>490.19</td>
<td>596.75</td>
<td></td>
</tr>
<tr>
<td>Garage Conversion</td>
<td>68.75</td>
<td>206.25</td>
<td>316.25</td>
<td>385.00</td>
<td></td>
</tr>
<tr>
<td>Conservatory Conversion</td>
<td>68.75</td>
<td>206.25</td>
<td>316.25</td>
<td>385.00</td>
<td></td>
</tr>
<tr>
<td>Barn Conversion to House</td>
<td>106.56</td>
<td>319.69</td>
<td>490.19</td>
<td>596.75</td>
<td></td>
</tr>
<tr>
<td>Chimney Removal</td>
<td>44.69</td>
<td>134.06</td>
<td>205.56</td>
<td>250.25</td>
<td></td>
</tr>
<tr>
<td>Load Bearing Wall Removal</td>
<td>44.69</td>
<td>134.06</td>
<td>205.56</td>
<td>250.25</td>
<td></td>
</tr>
<tr>
<td>Underpinning</td>
<td>92.81</td>
<td>278.44</td>
<td>426.94</td>
<td>519.75</td>
<td></td>
</tr>
<tr>
<td>Re roofing</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Install Bathroom or WC</td>
<td>79.06</td>
<td>237.19</td>
<td>363.69</td>
<td>442.75</td>
<td></td>
</tr>
<tr>
<td>Install Rooflight(s)</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Replace 1 to 5 windows</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Replace 6 or more windows</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
<td></td>
</tr>
<tr>
<td>Install Solar Panels</td>
<td>44.69</td>
<td>134.06</td>
<td>205.56</td>
<td>250.25</td>
<td></td>
</tr>
<tr>
<td>Install Wind Turbine</td>
<td>44.69</td>
<td>134.06</td>
<td>205.56</td>
<td>250.25</td>
<td></td>
</tr>
<tr>
<td>Thermal upgrade of walls/roof</td>
<td>44.69</td>
<td>134.06</td>
<td>205.56</td>
<td>250.25</td>
<td></td>
</tr>
</tbody>
</table>

### Footnotes:

1. **VAT**
   The above figures exclude VAT, which is charged at the prevailing rate.

2. **Building Notice Charge**
   The increased amount reflects additional Building Control time spent.

3. **Regularisation Charge**
   This is for retrospective approval of work which has already started/completed.
   (Note: In the event the work cannot be regularised, the fee is non refundable)

4. **Reduced charges (of 5%)**
   These may be given where it can be agreed with us, before the application is made, that:
   a). TBA
   b). TBA

5. **Extra charges (charged at prevailing Hourly Rate)**
   These may be made, and an invoice sent to the owner, where the Builder or Building owner:
   a). Causes additional inspections to be carried out through needing closer supervision.
   b). Causes additional inspections by suspending progress of the work & failing to notify us.
# Table D

## Standard Charges for Estimated Cost of Work (Other Work)

<table>
<thead>
<tr>
<th>Estimated Cost of Work (excl VAT) £</th>
<th>Full Plans</th>
<th>Building Notice</th>
<th>Regularisation</th>
<th>Extra &amp; Reduced Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plan Charge (£)</td>
<td>Inspection Charge (£)</td>
<td>Charge (£)</td>
<td>Charge (£)</td>
</tr>
<tr>
<td>0 - 5,000</td>
<td>51.56</td>
<td>154.69</td>
<td>237.19</td>
<td>288.75</td>
</tr>
<tr>
<td>5,001 - 10,000</td>
<td>58.44</td>
<td>175.31</td>
<td>268.81</td>
<td>327.25</td>
</tr>
<tr>
<td>10,001 - 20,000</td>
<td>79.06</td>
<td>237.19</td>
<td>363.69</td>
<td>442.75</td>
</tr>
<tr>
<td>20,001 - 35,000</td>
<td>96.25</td>
<td>288.75</td>
<td>442.75</td>
<td>539.00</td>
</tr>
<tr>
<td>35,001 - 50,000</td>
<td>110.00</td>
<td>330.00</td>
<td>506.00</td>
<td>616.00</td>
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<tr>
<td>50,001 - 75,000</td>
<td>123.75</td>
<td>371.25</td>
<td>569.25</td>
<td>693.00</td>
</tr>
<tr>
<td>75,001 - 100,000</td>
<td>175.31</td>
<td>525.94</td>
<td>806.44</td>
<td>981.75</td>
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<td>100,001 plus</td>
<td>Please contact the Building Control manager for a quotation</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

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